

UNAPPROVED MINUTES
CITY OF MILPITAS

RA3

Minutes: Regular Meeting of Milpitas Redevelopment Agency (Including
Joint Meeting with City Council)
Date of Meeting: January 21, 2003
Time of Meeting: 9:25 p.m.
Place of Meeting: Council Chambers, City Hall

**RA1.
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 9:25 p.m.

**RA2.
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Dixon, and Agency/Councilmembers Gomez, Livengood, and Polanski.

**RA3.
MINUTES**

MOTION to approve the Redevelopment Agency minutes of January 7, 2003, including joint meeting with the City Council, as submitted.

M/S: Dixon, Livengood.

Ayes: 5

**RA4.
AGENDA**

Vice Mayor Dixon asked that item RA6 be removed for discussion.

MOTION to approve the agenda and consent calendar as amended by the removal of item RA6..

M/S: Dixon, Polanski.

Ayes: 5

**RA5.
CIVIC CENTER
PROJECT**

Redevelopment Projects Manager Greg Armendariz reported before the Council were two contracts recommended for initial acceptance, Sasco and BBI Engineering, leaving six contractors to complete punchlists. With respect to change orders, Mr. Armendariz reported 19 change orders were recommended for approval totaling \$174,281; the largest change order with Division II added back a credit change order for \$151,222. Mr. Armendariz reviewed total cost recovery from 10 contractors totaling \$200,940 and total cost recovery from seven vendors and consultants totaling \$145,812, for a total cost recovery of \$346,752. Mr. Armendariz also reviewed the project expenses reporting the total project contingency remaining was \$486,349 after the net credit of tonight's cost recoveries minus the change orders.

Vice Mayor Dixon said she wanted to make the public aware that Mr. Armendariz and his staff worked above and beyond showing great tenacity in going after some of these contractors. Vice Mayor Dixon expressed appreciation to Mr. Armendariz commenting that every dollar earned back was greatly appreciated.

Councilmember Livengood asked for confirmation there were only two outstanding contracts and asked when they would be completed. Mr. Armendariz responded there were three contracts, staff was close with two, but he didn't have a completion date. Councilmember Livengood said he would like to receive a memo providing an update on where those claims are and the magnitude of all three remaining claims.

Isaac Hughes said he hadn't seen any total for the dollars spent on the Civic Center and had yet to see the total amount for all not-to-exceed contracts added to the Civic Center and added to the money the City says it has spent. Mr. Hughes further stated every single penny should be accounted for, he thought that was the responsibility of Mr. Wilson, and he hadn't seen the relevancy of why we ask people to take over these projects and money is wasted and people need to own up to what they did and how they made mistakes.

MOTION to adopt Resolution No. 7266 (BBI Engineering, Inc.) and Resolution No. 7267 (SASCO) granting initial acceptance of contract work for contracts listed in the contract summary list, subject to a one-year warranty period and reducing the faithful performance bond to 10% of each contract; approve contract change orders included in the contract change order summary sheet (19 totaling \$174,281).

M/S: Dixon, Polanski.

Ayes: 5

**RA6.
AFFORDABLE
HOUSING UNIT**

Vice Mayor Dixon removed this item from the Consent Calendar and stated this had to do with a unit at 24 Rain Walk in the PARC Metropolitan residential development and was one of the affordable units; for it to remain affordable, the City has 90 days to find a potential buyer and complete escrow; and she just didn't want this to get past the Council on the Consent Calendar. Vice Mayor Dixon noted that the deadline was February 19, 2003, the staff recommendation was to have the City purchase the unit, and she wanted the information to go out over the air waves that the property at 24 Rain Walk was available and anyone interested should contact the City.

Mayor Esteves asked what the estimated market value was. Principal Housing Planner Felix Reliford responded about \$435,000. Mayor Esteves inquired about the selling price. Mr. Reliford responded \$326,000.

MOTION to authorize the City Manager to have the Milpitas Redevelopment Agency purchase the below market rate unit at 24 Rain Walk at PARC Metropolitan in the amount not to exceed \$326,500 and directed staff to continue to find an eligible moderate-income household to purchase the unit.

M/S: Dixon, Livengood.

Ayes: 5

***RA7.
CITY/AGENCY
AGREEMENT**

1. Approved agreement amendment between the City of Milpitas and the Milpitas Redevelopment Agency for the Construction of Public Improvements.
2. Adopted Resolution No. RA197 Declaring Intention to Reimburse Expenditures from the Proceeds of Obligations to be issued by the Redevelopment Agency.
3. Authorized the Executive Director to enter into an Agreement for Lobbying Services with Ken Emanuel in an amount not to exceed \$2,500 per month for 12 months.

***RA8.
RGC COURTHOMES**

Approved authorization to enter into negotiations with RGC CourtHomes, Inc., to provide Agency finance assistance from its affordable housing set-aside funds.

**RA9.
ADJOURNMENT**

There being no further Redevelopment Agency business, Mayor Esteves adjourned the Redevelopment Agency meeting at 9:42 p.m.

Gail Blalock
Secretary/City Clerk